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CHURCH COTTAGE LANDULPH, SALTASH, PL12 6NG

PRICE GUIDE £765,000





THE BEAUTIFUL TAMAR VALLEY - An immensely pretty and south facing detached cottage with annexe, stabling, orchard and paddock, in a prized location only 400 yards from the tidal waters of Kingsmill Lake. About 1730 sq ft, 15' Sitting Room with wood burner, 27' Bespoke Kitchen/Dining/Family Room, Snug/Bedroom 4, Boot Room with Dog Wash, 3 Bedrooms (1 Ensuite), Shower Room/WC, 645 sq ft 1 Bed Annexe, Stabling for 3, Field Shelters and Log Store, Gardens and Parking, Solar PV and Battery System, About 2.25 Acres.

CARGREEN YACHT CLUB 0.75 MILE, SALTASH 5 MILES, PLYMOUTH 12 MILES, WHITSAND BAY BEACHES 14 MILES, FOWEY 29 MILES, EXETER 55 MILES

DESCRIPTION

Church Cottage comprises a detached south facing cottage in a prized location on the truly unspoilt Landulph Peninsula. The property successfully blends classic architecture, well proportioned internal accommodation and a mix of contemporary and character features, including a fabulous bespoke kitchen by Arrital, and a solar pv/10kw battery system, to provide a comfortable home which is well suited to family life and the outdoor lifestyle. In addition the property benefits from a detached 1 bedroom annexe (for non-paying guests or family) together with stabling and paddock.

The cottage has the benefit of being almost fully double glazed (many of the windows are bespoke by Rawlings Joinery), oil fired central heating (one boiler serves cottage and annexe) and a private borehole water supply with filtration system.

Church Cottage extends to about 1730 sq ft and briefly comprises - **GROUND FLOOR** - Reception Hall with slate flag floor - Cloakroom/WC - 15' Snug/Bedroom 4 - 15' Sitting Room with wood burner - 27' Kitchen with bespoke fitted kitchen by Arrital having Smeg appliances and Quooker tap, wide opening to the Dining/Family Room having oak framed windows with fabulous views - Boot Room with dog wash strategically located for rinsing off after a country walk - **FIRST FLOOR** - Superb 15' Principal Bedroom Suite with Ensuite Bathroom having a feature freestanding bath - 2 Further Double Bedrooms - 10' Shower Room/WC.

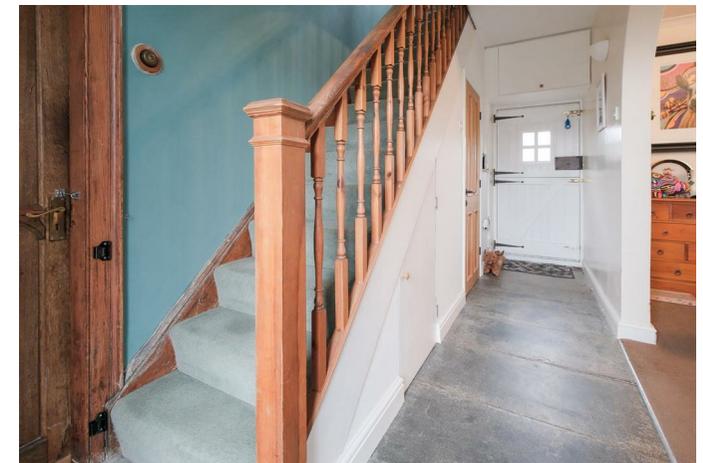
Church Cottage Annexe - classified as ancillary accommodation for family or non-paying guests, the annexe extends to about 645 sq ft and briefly comprises - **GROUND FLOOR** - 26' Living Room with oak floor, wood burner and French doors to the garden - Large Shower Room/WC in the wet room style - Generous Double Bedroom with oak floor, wardrobes and Juliet balcony. **NOTE** - The annexe benefits from planning permission for a first floor extension.



OUTSIDE

The property is approached over a private drive providing ample off road parking with space for motorhome, caravan, horsebox or boat etc. The annexe also has private parking. A concrete yard leads to the stable block with three boxes, canopy providing shelter and light, power and water connected. Further outbuildings include two field shelters, an outside bar/entertainment area with log store adjacent. The cottage has a south aspect with a large brick and slate paved patio having fine views towards Kingsmill Lake, beyond the patio there are lawned gardens with various tree, shrub and flower beds. The garden curtilage extends to about 0.25 acre and backs onto natural woodland with wildlife in abundance.

The paddock extends to just under 2 acres divided into grazing suitable for horses and smallholding, the other section is laid out as a productive orchard and kitchen garden with raised beds.







LOCATION

Church Cottage lies in an enviable and exclusive setting, only 400 yards from the tidal waters edge of Kingsmill Lake leading onto the Tamar River/Estuary with the sheltered waters of Plymouth Sound only 6 miles south by boat.

Landulph has a fascinating history as an embarkation point for pilgrims visiting the shrine of St James at Compostela de Santiago during the 15th century, there is a beautiful church with Norman origins, a primary school (rated "good" by Ofsted) and a community hall. Closeby Cargreen is a charming riverside village which would have been a hive of activity in Victorian times with the wide and sheltered waters of the River Tamar being used as a busy thoroughfare transporting agricultural goods to Plymouth. Cargreen has a yacht club with deep water moorings available (about £385 to £440 per annum plus membership fees) on the River Tamar.

The Landulph peninsula is one of the regions most scenic positions. The Tamar Valley was granted World Heritage Status in 2006 and is an Area of Outstanding Natural Beauty.

There are delightful walks to be enjoyed around the waterside areas and the countryside of the Tamar Valley. Places of interest locally include Pentillie Castle (the setting for the popular Sky 1 drama, Delicious) with its beautiful gardens and the venue for various events, various National Trust properties including Cothele House, The landmark of The Cheeswring on Bodmin Moor and the wide open spaces of the Dartmoor National Park are within an easy drive.

The waterside town of Saltash, includes a Waitrose store on its northern outskirts. Plymouth is accessible via the A38 and provides a wide range of facilities including a cross channel ferry port and mainline railway station (Plymouth - London Paddington 3hrs).

Nearby St Mellion International Golf Resort offers unique 4-star facilities including an AA luxury hotel, leisure centre, Elemis day spa, tennis courts, a European Tour golf course, a brasserie and an award-winning restaurant. There is a Montessori Nursery at St Germans (8 miles) and independent schools at Tavistock and Plymouth.

Plymouth has a long and historic waterfront together with a mainline railway station (Plymouth to London Paddington 3 hours) and a cross channel ferry port with services to France and Northern Spain. International flights are available from Newquay (40 miles) and Exeter (55 miles). The fabulous harbour side town of Fowey lies 32 miles to the south and the famous surfing beach of Polzeath is within about a 1 hour drive.

EPC RATING - E, COUNCIL TAX BAND - E

SERVICES - Private borehole water supply with filtration system, electricity and private drainage.

DIRECTIONS

Using Sat Nav - Postcode PL12 6NG



Church Cottage, Landulph

Approximate Gross Internal Area = 163.7 sq m / 1762 sq ft

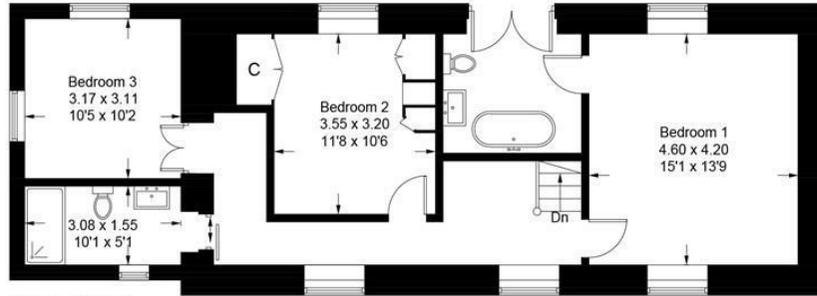
Annexe = 59.9 sq m / 645 sq ft

Outbuilding = 37.9 sq m / 408 sq ft

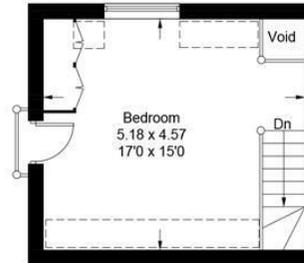
Total = 261.5 sq m / 2815 sq ft
(Excluding Voids)



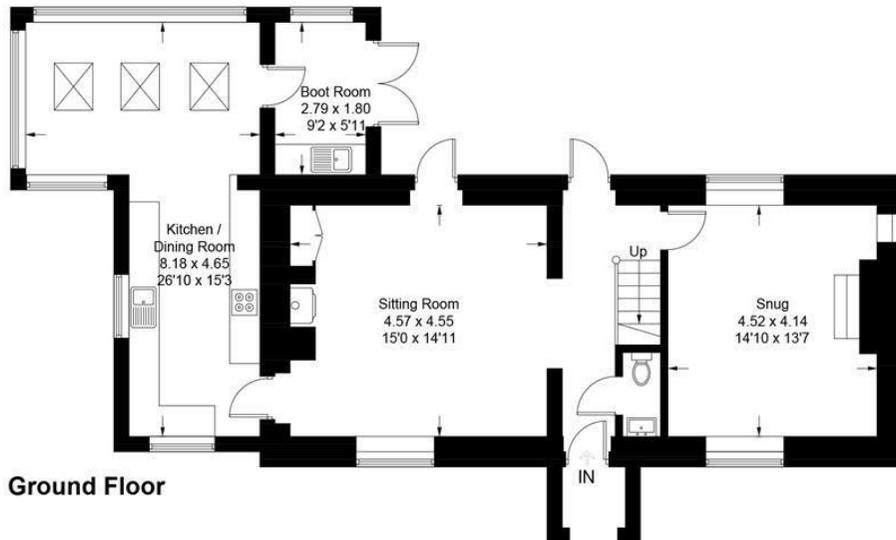
 = Reduced headroom below 1.5m / 5'0"



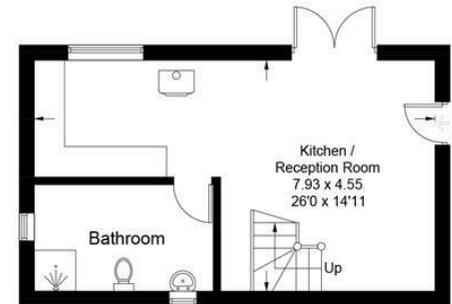
First Floor



Annexe First Floor

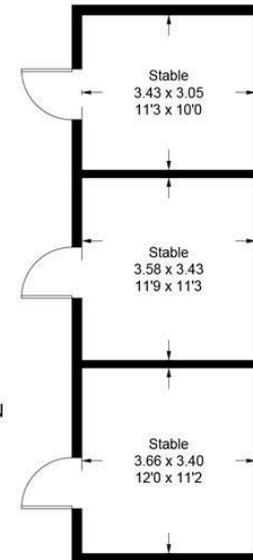


Ground Floor



Annexe Ground Floor

(Not Shown In Actual Location / Orientation)



Outbuilding

(Not Shown In Actual Location / Orientation)

Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1277316)

These particulars should not be relied upon.